

Washington State Department of Community,
Trade and Economic Development

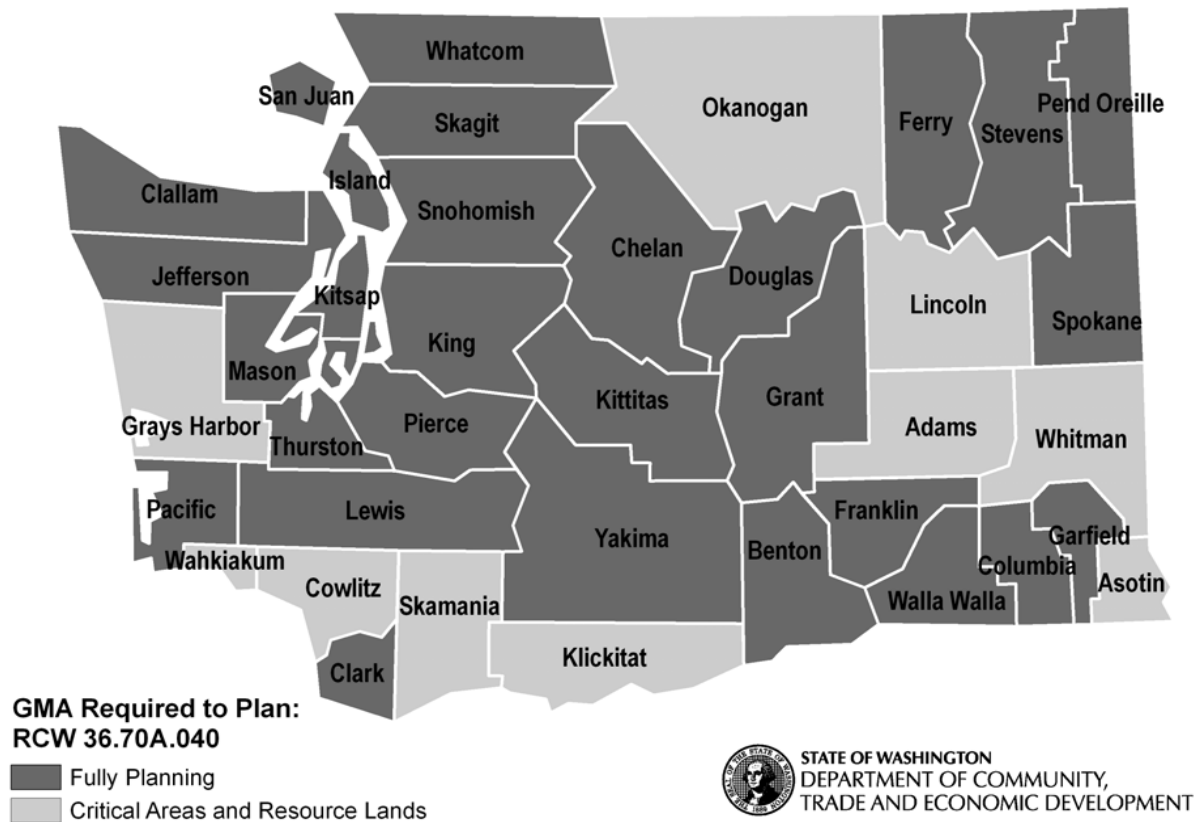
Growth Management Act – GMA 101

July 2008



CTED | Community, Trade and
Economic Development

The GMA Applies to all Cities and Counties in Washington State



STATE OF WASHINGTON
DEPARTMENT OF COMMUNITY,
TRADE AND ECONOMIC DEVELOPMENT

GMS/GIS JULY 2007



CTED | Community, Trade and
Economic Development

GMA 101 – The Essentials

- Planning Goals
- Protecting Resource Lands and Critical Areas
- Developing Countywide Planning Policies
- Designating Urban Growth Areas
- Comprehensive Planning
- Implementing Regulations
- Public Participation



CTED's Role

- CTED provides technical and financial assistance
 - Grants (Update, Competitive, Emerging Issues)
 - Guidance and resource documents
 - Review and comment on draft plans and ordinances
- CTED does not approve or deny comprehensive plans or development regulations
- CTED does not determine GMA compliance of local government's plans or regulations



GMA Planning Goals

- Urban Growth*
- Reduce Sprawl*
- Transportation*
- Housing*
- Economic Development
- Property Rights

** Goals that perhaps have greatest influence on climate change*



GMA Planning Goals

- Permits
- Natural Resource Industries*
- Open Space
- Environment*
- Public Participation
- Public Facilities and Services
- Historic Preservation
- Shorelines



** Goals that perhaps have greatest influence on climate change*



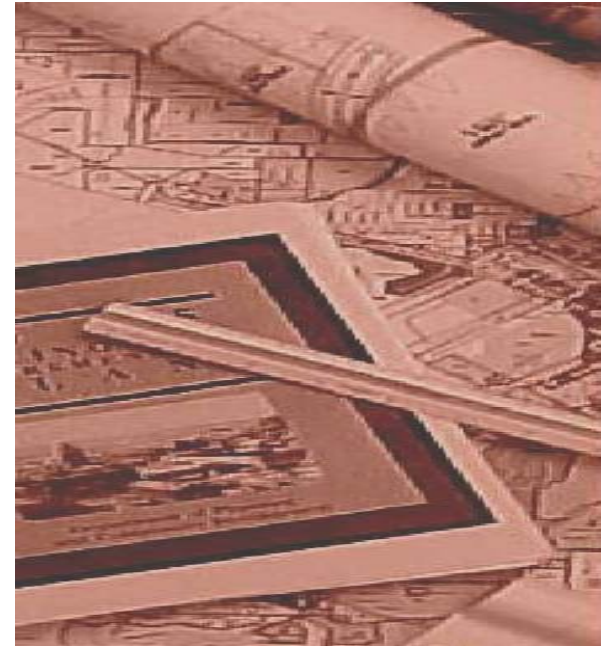
CTED | Community, Trade and Economic Development

Balancing the Goals: Community-Based Planning



GMA Planning Requirements

- Critical areas & resource lands ordinances
- Countywide Planning Policies
- Designation of Urban Growth Areas
- Comprehensive Plan
- Development Regulations
- Review and Update



Critical Areas and Resource Lands

- wetlands
- fish & wildlife habitat conservation areas
- aquifer recharge areas
- frequently flooded areas
- geologically hazardous areas
- forest lands
- agricultural lands
- mineral lands



Countywide Planning Policies

A framework for local plans:

- To designate urban growth areas
- To site county-wide or state-wide essential public facilities
- To consider affordable housing needs
- To jointly plan within urban growth areas
- To plan for economic development



Designate Urban Growth Areas

- A collaborative process (county responsible for final decision)
- Population projections & allocations
- Designate sufficient land for 20 years
- Provide for adequate public facilities and open space
- Add market factor



The Planning Hierarchy

County-wide planning policies

Comprehensive plan

Development Regulations

Project Review



Components of a Comprehensive Plan

- Comprehensive Plan Elements
- Consistency
- Compatibility
- Coordination
- Concurrency



Comprehensive Plan Elements

- Land Use
- Housing
- Capital Facilities
- Transportation
- Utilities
- Rural (counties only)
- Shoreline Master Program (policies)



Comprehensive Plan Elements

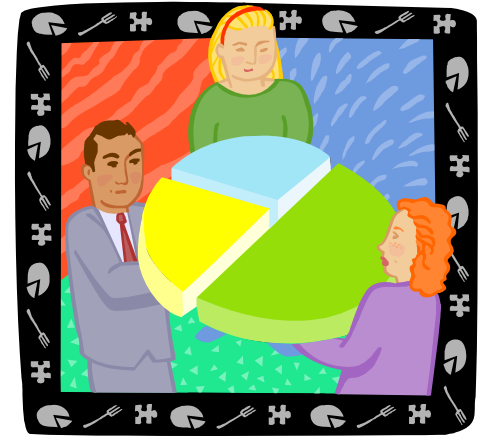
Examples of Optional Elements:

- Climate
- Energy Consumption
- Economic Development
- Parks and Recreation
- Historic Preservation
- Urban Design/Forest
- Human Services



Internal Consistency

- Land uses must accommodate forecasted population
- Plan elements must be consistent with each other (e.g., Land Use and Transportation Elements)
- Development regulations must be consistent with comprehensive plan
- Infrastructure capacity must be adequate to serve the future population



Compatibility

- County-wide planning policies are the framework
- Address impacts on adjacent jurisdictions
 - Stormwater loads
 - Traffic impact
 - Jobs/housing balance
- Joint planning in urban growth areas



Coordination

- Cities and counties may not preclude siting of essential public facilities
- State policies must implement local comprehensive plans
- Cities must evaluate land use impacts on state transportation facilities
- Transportation planning occurs regionally as well as locally



Concurrency



As defined by state law:

“...improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.”

(RCW 36.70A.070(6)(b))



Concurrency applies to:

- Transportation (required)
- Sewer
- Water
- Utilities
- Parks
- Fire
- Police



Citizen Participation

- Early and continuous, meaningful dialogue
- Community Visioning
- Workshops
- Advisory committees
- Public meetings
- Public Hearings
- Notice requirements



Comprehensive Planning Cycle

- Annual Amendments
- Scheduled Review/Update
 - Review and Revise / 7 yrs
- ❖ GMA changes
- ❖ Best Available Science
- ❖ New state population projections
- ❖ Growth Management Hearings Board cases
- ❖ Local circumstances/New community values



CTED Technical Assistance



Forms of Assistance:

- Guidebooks
- Comprehensive plan checklist
- Development regulations checklist
- Bulletins
- Examples
- Update workshops
- Short course on local planning
- Consultation with staff

Web site: www.cted.wa.gov/growth



Thank you

- For additional information please contact:
 - Leonard Bauer, AICP
Managing Director, CTED Growth Management Services
leonardb@cted.wa.gov or 360-725-3000
 - Joyce Phillips, AICP
Senior Planner, CTED Growth Management Services
joycep@cted.wa.gov or 360-725-3045
 - www.cted.wa.gov/growth

